



Woodside Drive  
Arnold, Nottingham NG5 7HZ

A TWO BEDROOM FIRST FLOOR  
MAISONETTE WITH A GARDEN AND  
GARAGE.

**Asking Price £140,000 Leasehold**





**\*\* NO UPWARD CHAIN \*\* IDEAL FOR FIRST-TIME BUYERS OR INVESTORS \*\***

Robert Ellis Estate Agents are proud to offer this FANTASTIC TWO-BEDROOM FIRST FLOOR MAISONETTE situated in Arnold, Nottingham.

The property is Ideally located within walking distance of Arnold High Street, hosting a wide range of shops, eateries, and excellent transport links into the city. This two-bedroom maisonette offers spacious accommodation whilst being well presented throughout, perfect for any first-time buyers or investors alike.

Upon entry, you are welcomed into the entrance hallway, doors lead off the hallway into the spacious living room and fitted kitchen. From the living room, you can access the inner hallway which has doors leading into the first double bedroom, second double bedroom, living room and family bathroom with a modern three-piece suite.

The property benefits from a balcony offering additional outside seating space.

To the rear of the property, there is a separate garden and a driveway providing access to the brick-built garage.

This apartment is IDEAL for either a FIRST-TIME BUYER or INVESTOR! Contact the office to arrange your viewing NOW!



### Entrance Hallway

5'5 x 2'9 approx (1.65m x 0.84m approx )

UPVC glazed entrance door to the side elevation. Ceiling light point. Coat hooks. Panel doors leading into the living room and kitchen.

### Living Room

11'1 x 17'1 approx (3.38m x 5.21m approx)

UPVC double glazed sectional bow window to the front elevation. Wall mounted radiator. Ceiling light point. Wall light points. Feature fireplace incorporating wooden mantle, tiled hearth and surround with inset electric fire. Glazed panel looking into the kitchen. Panel door leading into the inner hallway.

### Kitchen

10'3 x 8' approx (3.12m x 2.44m approx )

UPVC double glazed windows to the front and side elevation. UPVC double glazed door to the front elevation providing access to balcony with views overlooking communal gardens. Glazed panel looking into the living room. Tiled splash backs. Wall mounted radiator. Recessed spotlights to ceiling. A range of matching wall and base units incorporating worksurfaces above. Stainless steel sink with hot and cold taps above. Space and point for a freestanding cooker. Space and plumbing for an automatic washing machine. Space and point for a freestanding fridge and freezer.

### Inner Hallway

3'4 x 6'9 approx (1.02m x 2.06m approx)

Ceiling light point. Loft access hatch. Panel doors leading into living room, bedroom 1, 2 and family bathroom. Built-in storage cupboard (4'1 x 3'6 approx, housing the wall mounted Baxi gas central heating combination boiler providing hot water and central heating throughout the property with shelving providing further storage space and a ceiling light point.)

### Bedroom 1

11'5 x 9'1 approx (3.48m x 2.77m approx )

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point. Built-in wardrobes with mirrored doors providing useful further storage space.

### Bedroom 2

11'6 x 7'3 approx (3.51m x 2.21m approx)

UPVC double glazed window to the rear elevation. Wall mounted radiator. Ceiling light point.

### Family Bathroom

5'3 x 6'1 approx (1.60m x 1.85m approx)

UPVC double glazed window to the side elevation. Tiled splash backs. Wall mounted radiator. Ceiling light point. Extractor fan. Modern three-piece suite comprising of a quadrant walk-in shower enclosure with electric shower above, pedestal wash hand basin and a low level flush WC.

### Rear of Property

To the rear of the property there is a garden with a laid to lawn.

### Parking

Outside the property benefits from having a a driveway providing access to the brick-built garage providing additional secure storage.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Gedling

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

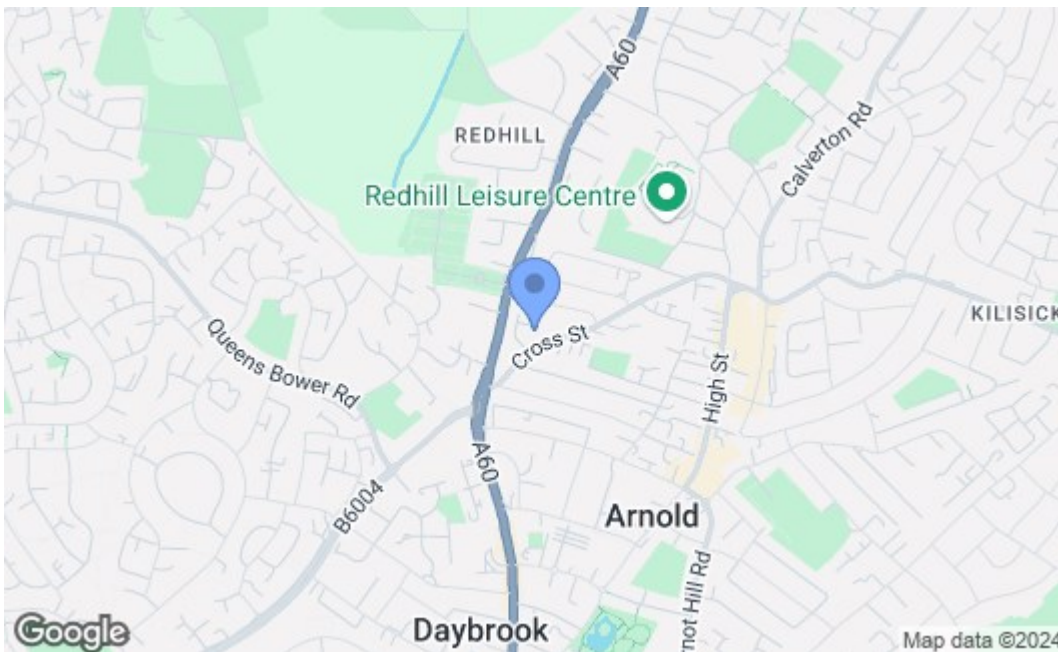
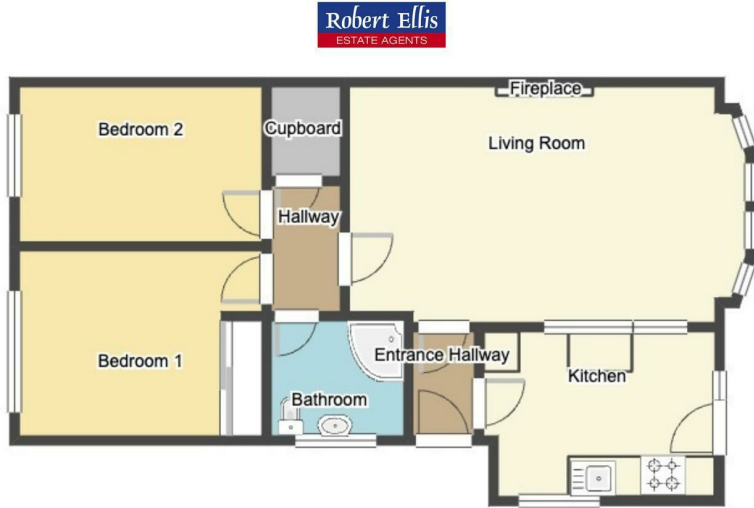
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No







| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 73                      | 77        |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b>             |  |                         |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.